

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

The Santa Cruz County Planning Division has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 231274
Assessor Parcel Number: 065-192-01
Project Location: 548 Redwood Drive, Felton 95018

Project Description: Proposal to construct a new, 424 square-foot detached garage within the front-yard setback. Requires a Variance to reduce the required 20-foot front setback to six feet, and a Riparian Exception.

Person or Agency Proposing Project: Wesley Modes

Contact Phone Number: (831) 704-6690

- A. The proposed activity is not a project under CEQA Guidelines Section 15378.
B. The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).
C. **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
D. **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).
E. **Categorical Exemption**

Specify type: Class 3 - New Construction or Conversion of Small Structures (Section 15303)

F. Reasons why the project is exempt:

Construction of an accessory structure in an area designated for residential uses.

In addition, none of the conditions described in Section 15300.2 apply to this project.

Michael Lam
Michael Lam, Project Planner

Date: May 20, 2024



County of Santa Cruz Planning Division
701 Ocean Street 4th Floor, Santa Cruz, CA 95060
(831) 454-2260 | www.sccoplanning.com

231274

Development Permit Application

Application Date: 07/05/2023
Print Date: 05/20/2024
At Cost No: ACP 18945

Parcel No. 06519201
Address 548 REDWOOD DR, FELTON CA 95018-9123

PROJECT DESCRIPTION

Proposal to construct a new, 424 square foot detached garage within the front-yard setback.

Requires a Variance to reduce the required 20-foot setback to six feet, and a Riparian Exception.

Property is located on the northern side of Redwood Drive, approximately 0.5 miles west of the intersection of Redwood Drive and Highway 9 in Felton (548 Redwood Drive).

Directions to Property Hwy 9 to Redwood Dr

Related Applications None

Primary Contact WESLEY MODES
548 REDWOOD DR
FELTON, CA 95018
(831)704-6690
wmodes@gmail.com
Contact Type: Owner

Additional Wesley Modes
548 Redwood Dr.
Felton, CA 95018

PARCEL CHARACTERISTICS

Zone District(s): R-1-15
General Plan Designation: R-S
Planning Area: SAN LORENZO VALLEY
Urban Service Line: No
Coastal Zone: No
General Plan Resources & Constraints*: GW Recharge, WS Watersheds
Assessor Land Use Code: 020-SINGLE RESIDENCE
District: SUPER-5
Parcel Size**: 5,837.04 Square Feet (0.13 Acres)

* Actual conditions on this property may not coincide with the description above, because the mapped information is somewhat generalized. The application of specific resources and constraint policies is dependent on the actual conditions on the property and in the area of the development.

** This parcel size has been calculated by the County's geographic information system (GIS) and is an estimate only. If a minimum parcel size is required to meet County standards, you may need to obtain a survey to demonstrate that you have sufficient land area.

APPLICATION FEES

Date Paid	Fee Description	Fee Code	Amount	Receipt
06/29/2023	Riparian Exception-Minor	er1		85057
06/29/2023	Variance-Major Project/New Construction	VA3		85057
07/05/2023	Records Management Fee	RMF	\$15.00	85057
07/05/2023	COB NOE Administrative Fee	COB	\$50.00	85057
07/05/2023	County Fire Disc Appl Review	FAR	\$115.00	85057
07/05/2023	Application Intake Major	INB	\$239.00	85057
07/05/2023	EH Major Development Review	HDR	\$1,066.00	85057
07/05/2023	Initial Deposit Fee		\$4,950.00	85057

TOTAL FEES \$6,435.00

NOTICE TO DEVELOPMENT PERMIT APPLICANT

1. You may call the General Information Desk at 831-454-3252 after one week for the name and phone number of your project planner.
2. With a finding of extraordinary circumstances, reviews normally charged a fixed fee may be charged on an actual cost basis. This determination may be made either at application intake during application review. Authority for these charges is found in the Planning Department Fee Schedule.
3. Your application fees are not refundable except as specified in the Planning Department Fee Schedule.
4. You must advise residents of the subject property that Planning Department staff may be visiting the site. The site must be clearly marked/staked for staff inspection. Incomplete directions or markings will delay the review of the project.
5. If you have begun any activity requiring County review or approval without first obtaining a permit, you will be charged for staff time incurred to investigate the violation and costs for staff time that accrues until the violation is resolved. Authority for these charges is found in Chapter 1.12 of the Santa Cruz County Code.
6. Actions by County staff may be appealed. For guidance on how to file an appeal contact your project planner.
7. If you have applied for a technical review you will receive a letter with the results of that review.

SIGNATURES

The undersigned property owner(s) hereby authorize the filing of this application, and authorize staff to visit the subject property for purposes of reviewing this proposed project. I certify to the best of my ability that the above and attached information is true and correct, and that I have read and understood the above information.

SIGNATURE OF PROPERTY OWNER/OWNERS'S AGENT

SIGNATURE OF PROPERTY OWNER/OWNER'S AGENT

APPLICATION TAKEN BY: Fernanda Dias Pini
 PLANNING DIVISION
 SUBMITTED AT: 701 OCEAN STREET